

Summary Minutes
City of Sedona
Planning & Zoning Commission Site Visit
2144 W State Route 89A & 40 Goodrow Lane, Sedona, Arizona
Tuesday, June 6, 2023 – 8:00 a.m.

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 8:02 a.m. at 2144 W State Route 89A & 40 Goodrow Lane and asked for roll call.

Roll Call:

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners George Braam, Will Hirst, Kali Gajewski, and Sarah Wiehl. Commissioner Lynn Zonakis was excused.

Staff Present: Steve Mertes, Cari Meyer, Chris Norlock and Hanako Ueda

Applicant and Applicant's Representatives: Sergio and Ofelia Goma, Owners; Dan Surber, Architect; and Pam Miller and Curtis Sandall, Tierra Verde Builders

2. This site visit was to be in preparation for the following item included on the Commission's agenda for June 6, 2023

- a. **Public hearing/discussion/possible action regarding a request for a Development Review for the construction of a multi use project at 2144 W State Route 89A/40 Goodrow Lane, including an approximately 5,000 square foot meadery/coffee shop, approximately 1,300 square feet warehouse space, and 15 residential units. The property is zoned Commercial (CO), is approximately 0.87 acres, and is located northeast of the intersection of State Route 89A and Goodrow Lane. APN: 408-24-070A & C. Applicant: Dan Surber, Architect Case Number: PZ21-00010 (DEV))**

Commissioners and Staff met at 2144 W State Route 89A/Goodrow Lane and walked the site of the proposed Alkemista development, discussing the following:

- Access to the site and proposed driveway
- Trees to be saved and landscaping
- Building orientation, number of units, restrictions on housing units
- Public streets and private property in the areas around the proposed development
- Undergrounding of power lines
- Construction staging and scheduling
- Connection to property to the east
- Drainage plans
- Views from surrounding development
- Demolition permit.

3. ADJOURNMENT

The site visit was adjourned by the Chair at approximately 8:27 a.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission scheduled for June 6, 2023.

Cari Meyer, Planning Manager

Date